

# **City of Gahanna**

*200 South Hamilton Road  
Gahanna, Ohio 43230*



## **Meeting Minutes**

**Wednesday, April 7, 2010**

**6:00 PM**

**City Hall**

## **Planning Commission Workshop**

*David K. Andrews*

*Anthony Penn*

*Jennifer Price*

*Kristin Rosan*

*Donald R. Shepherd*

*David B. Thom*

*Robert Westwood*

*Stacey L. Bashore, Deputy Clerk of Council*

**ALL TIMES APPROXIMATE****6:00****Chair****Applications****6:15****Z-0001-2010**

To consider a Zoning application to zone 2.368 acres located at 4251 E. Johnstown Road; current zoning CC (Community Commercial), requested zoning L-AR (Limited Overlay, Multi-Family Residential); Buckeye Community Hope Foundation, applicant. (Advertised in the RFE on 3/11/2010 and 3/18/2010)

John Hadis, Dylan Collier and Roy Lowenstein introduced themselves to the Commission. Hadis stated we have itemized the concerns that were expressed at the previous meeting; we have conducted a tree survey; passed copies out to the Commission; we did receive the Fire Department comments; showed the trees already on the site; some are significant in size; there are some 32 inch maple trees; we don't think that the north property line will be impacted by the building; we are further than the 10 feet; we don't have those trees plotted yet; even the drip edge of the tree will not be near the building and those trees would stay; trees out by the road appear to be in the right of way; don't know what our responsibility would be for those; 100 feet for Johnstown Road right of way; there is a group of trees near the corner of Silver Lane; 5 to 8 inch ash trees but we haven't plotted them yet; will be very close to being incorporated in landscaped area; had discussion about ash trees; took landscaper out there to help identify the trees; we were told that the insects are winning. Gard stated that you might want to take those out. Thom stated we have an arborist on the staff; ask him whether those should be removed; need to know what happens in the right of way and who's responsible, but that should be something we can do in the Final Development Plan after the zoning. Hadis stated we want to put a sidewalk in on both streets. Huffman stated they are also proposing additional street trees. Gard stated the trees along Johnstown are not in great shape. Thom stated the FDP and DR have these marked as to whether they will be removed as well as other landscaping plan. Lowenstein stated we would like to see how trees turn out this spring; some could turn out to be a dead tree. Thom stated we would want to hear something from our City arborist; asked about the location of the dumpster; according to the plan it looks like it is on the east side. Hadis stated that is an earlier plan that we have modified; the plan on the board is the most current. Thom clarified that they had received the Fire Department comments recommending a fire hydrant being installed within 30 feet; asked how wide the ingress/egress is. Hadis answered it is 25 feet wide. Shepherd stated that would be through Hutta's property. Lowenstein stated the property line goes along Silver Lane and jogs back into Hutta's building; that is his driveway, but an easement was granted for traffic to come in; it is a part of the site; we asked Mr. Slane; we have the ability to use it because it is on our land. Gard clarified that there is an easement agreement. Shepherd asked if it was wide enough to get a truck through it. Lowenstein stated we think so; we will have a civil engineer do an analysis on it; the angle may need a slight adjustment; at this point we have a concept drawing and not an FDP. Gard stated it's about 30 feet. Thom asked what were the original parking spaces required before variance. Gard stated 2 per unit; now we have 54; comfortable with that because some of the units are 1 person units; not all of the units will be occupied by more than 1 person; Columbus is currently looking at reducing parking spaces per unit as well; we are overparked across the board. Lowenstein stated you can check it out by driving by

Corbin Commons between Cassidy and Stelzer; same population but a bigger complex; don't think you will see more than 100 cars there; this will likely be 75 year old and up tenants; can walk to number of things and there will be senior transportation available. Andrews asked about the wetland possibility. Lowenstein stated that we don't whether it is or not yet; if we get our funding approved we will have to go through an environmental study; at this point there is no wetland of record on that site; we will go through EPA to get clearance. Collins stated there was not necessarily the concern of wetlands; they would not be not high quality; might be an opportunity with drainage for rain gardens and bio swales; we have no environmental interest in that site. Lowenstein stated we haven't done the civil engineering work yet; our intention would be to take our roof water south of building; we will also have to do something with the parking lot water. Andrews asked about a vegetable garden for residents. Lowenstein stated that we don't have a lot of green space; will put in a nice tree line; we have an opportunity to create a focal point; rain garden and benches; make it attractive for people. Hadis stated we will encourage the residents to garden; vegetable or flowers. Shepherd asked about the building materials. Hadis stated we are looking to incorporate brick and stucco; using the stucco for the stair elements. Shepherd stated he would like to see the text tightened up; to include a certain percentage of natural materials. Hadis stated that we haven't done any calculations; considering the brick to be a natural material. Shepherd stated he just didn't want the text and the rendering to be different. Lowenstein stated we are fine with changing the text. Shepherd stated his fear is that we would end up with more siding than natural material. Hadis stated we would not want that either. Huffman stated we will need the revised text by next week to reflect that. Thom stated we wouldn't object to seeing a couple of options. Lowenstein stated we are fine with that; we want a high quality development. Rosan asked for a correct and revised site plan. Gard stated we will get a revised plan.

**V-0002-2010**

To consider a variance application to vary Section 1163.02(a) of the codified ordinances of the City of Gahanna; to allow fewer than 2 parking spaces per dwelling unit; current zoning CC-Community Commercial; for property located at 4251 E. Johnstown Road; Buckeye Community Hope Foundation, applicant. (Advertised in the RFE on 3/18/2010)

See above discussion.

**PL-0001-2010**

To make a recommendation to Council for park land dedication requirement; for development of property located at 4251 E. Johnstown Road; Buckeye Community Hope Foundation, applicant

Collins stated our recommendation is that the site is too small for green space; we have recommended connectivity. Lowenstein asked how the fees were figured. Gard stated it is based on the appraisal of property and the per acre market value. Collins stated its an option formula per residence; .25% of your total site. Lowenstein stated this land was never parkland so how is that tied to value of this site; want to contribute; wanted to know why it is tied to the value because commercial land is expensive. Gard stated it is because you are requesting it be rezoned to residential; once you provide us with the calculations we will figure the calculations. Rosan asked if the appraisal can be based on residential. Gard stated the Code is not specific as to when; it says during the process; would say if it doesn't take affect after 30 days it's still in process. Sherwood stated that the appraisal needs to be submitted so we can put it in the ordinance; needs to be paid 60 days after approval of the zoning. Lowenstein stated with the issue of sidewalks we would like to see more; in part to help people who live here get around on foot better; the housing finance agency raised that concern; would like to take sidewalk all the way up Johnstown to Beecher; we would like to connect to that; make it a more walkable site; something we would like to get accomplished and will pay for. Sherwood stated there is one piece that is still in Jefferson Township; just to the north. Lowenstein stated we will work that out with the property owners. Thom stated I think its great for the community. Collins stated administratively we would support sidewalks;

put them in place so there will be connectivity.

**6:45**

**S-0001-2010**

To consider a recommendation to Council to update the previously approved Gahanna Bikeway Master Plan; Gahanna Parks and Rec Department, applicant.

Collins stated we wanted to give the Commission opportunity to ask any questions; make notes. Thom asked what happens in the areas we would need to run a bicycle path through an easement where there is a private property owner; do we have other options. Collins stated that this plan is a guiding document; concepts that may not end up exactly where they are shown; gives us an idea of where we want to go; we are very flexible with where the path actually falls; depends on where we are at that time; we try to stick specifically to public land; 95% of the Big Walnut Trail is on public; we have not done anything with the private that was not voluntarily; we have offered to purchase land and easements; take it on a case by case basis; we will do our best to keep trails away where we have a private issue; maybe they don't want to sell; primary option is to work with owners; other options are public street signed routes; that will not generate more bike traffic. Thom asked what do you perceive as the timetable for updating the plan. Collins stated every 5 years is the goal of our department; with current financial situation my optimism isn't there; know right now that there will not be a lot of movement in the next few years. Thom asked if the department reviews this plan to see where it is at. Kovacs stated we don't have dates for when we are going to do all these things; few things already have approval for this year. Collins stated that the Bicycle Advisory Committee reviews the plan every couple years; its also about community involvement; I always tell people that a strong company is a combination of a strong board and strong staff; we have the strong staff, but we need the community to get involved; it is up to the community whether they want to see this happen. Thom stated it should be put in a tickler file and have it brought before Planning Commission with any changes; that way it is on record for us looking at it. Andrews asked if there were people willing to donate money toward paths. Collins stated we are in the process of starting an Adopt A Foot program; it is a program that Westerville currently uses; companies can sponsor miles and systems on the bike trails; we also submitted a grant application last week for a project to be funded on Clark State Road; it's a huge deal; will be a joint project with township; part of our match is a possible private donation; paths are becoming more accessible; can be used for walking, jogging, running and bicycles.